



Ceiriog Crescent, Pontypridd CF37 5PH

welcome to

Ceiriog Crescent, Pontypridd

Your Dream Family Home Is Now On The Market, A Spacious Four Bedroom Semi-Detached House With Delightful Rear Gardens And Ample Off Street Parking!

Properties of this size and plot are rare to the market, we recommend calling early to secure your viewing!

Entrance Hall

Via front door (side aspect), stairs to first floor, access to reception room and kitchen

Reception Room

Double glazed windows to front aspect, electric fire, two radiators, wooden parquet flooring

Kitchen

Range of wall and base units, work surfaces, sink and drainer with mixer tap, oven and hob with cooker hood over, double glazed window to rear and access to utility room

Utility Room And W/C

Low level w/c, vanity wash basin, plumbing for washing machine, gas boiler, access to conservatory

Conservatory

Double glazed windows to rear and side aspect, door to rear garden

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

Double glazed window to front aspect, radiator, wardrobes

Bedroom Two

Double glazed window to front aspect, radiator

Bedroom Three

Double glazed window to rear aspect, radiator

Bedroom Four

Double glazed window to rear aspect, radiator, wardrobes

Shower Room

Three piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Obscure double glazed window to rear aspect, extractor fan, heated towel rail

Driveway

Space for multiple vehicles to front

Rear Gardens

Generous area of lawn, further raised areas of artificial lawn, side access

Outbuilding

15' 3" x 11' 3" (4.65m x 3.43m)

Mains power and lighting, windows to side and front aspect



Ground Floor

First Floor

Total floor area 117.8 m² (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Ceiriog Crescent,
Pontypridd

- Semi-Detached House In A Coveted Location
- Impressive Open Plan Reception Room With Wooden Parquet Flooring
- Separate Kitchen With Some Appliances, Further Utility Room
- Conservatory Extension To Rear
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£295,000



view this property online allenandharris.co.uk/Property/TBG110932



Property Ref:
TBG110932 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk